

Local Market Update – August 2024

A Research Tool Provided by Northwest Multiple Listing Service®



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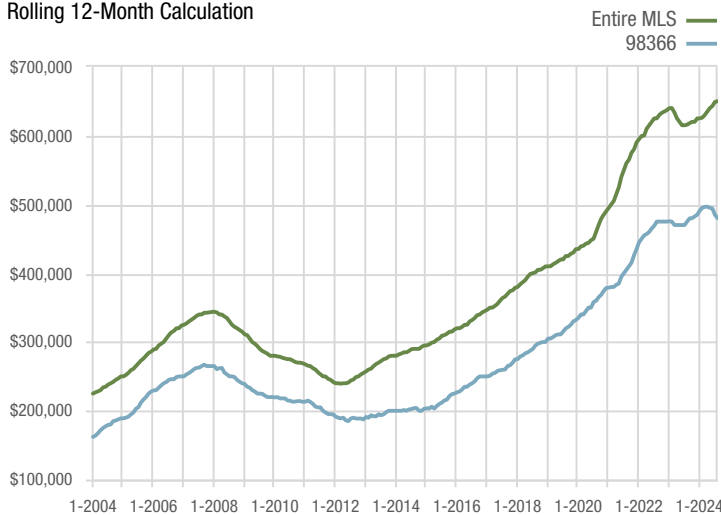
Residential	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	59	46	- 22.0%	397	401	+ 1.0%
Pending Sales	54	42	- 22.2%	378	372	- 1.6%
Closed Sales	49	50	+ 2.0%	367	356	- 3.0%
Days on Market Until Sale	21	22	+ 4.8%	39	29	- 25.6%
Median Sales Price*	\$510,000	\$454,889	- 10.8%	\$482,500	\$479,950	- 0.5%
Average Sales Price*	\$546,620	\$514,853	- 5.8%	\$509,937	\$523,521	+ 2.7%
Percent of List Price Received*	100.2%	100.2%	0.0%	100.3%	100.0%	- 0.3%
Inventory of Homes for Sale	72	47	- 34.7%	—	—	—
Months Supply of Inventory	1.6	1.1	- 31.3%	—	—	—

Condo	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	1	1	0.0%	12	4	- 66.7%
Pending Sales	3	1	- 66.7%	9	3	- 66.7%
Closed Sales	1	1	0.0%	6	3	- 50.0%
Days on Market Until Sale	30	378	+ 1,160.0%	11	155	+ 1,309.1%
Median Sales Price*	\$246,000	\$255,000	+ 3.7%	\$258,000	\$255,000	- 1.2%
Average Sales Price*	\$246,000	\$255,000	+ 3.7%	\$255,000	\$287,000	+ 12.5%
Percent of List Price Received*	100.0%	94.4%	- 5.6%	99.7%	97.5%	- 2.2%
Inventory of Homes for Sale	2	4	+ 100.0%	—	—	—
Months Supply of Inventory	1.0	2.7	+ 170.0%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

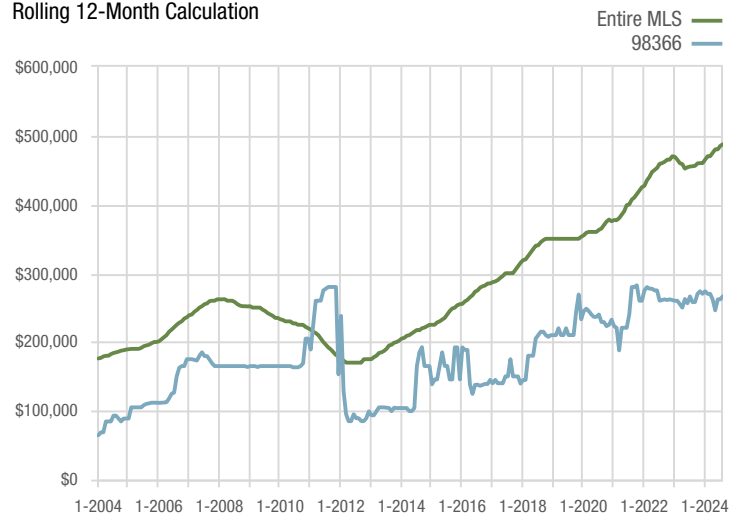
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.